City of Lafayette Staff Report

For:	City Council
By:	Michael P. Cass, Planning Technician
Date Written:	January 25, 2008
Meeting Date:	February 11, 2008
Subject:	Agreement for Installation and Maintenance of Existing and New Landscaping between Legacy Trust, LLC and the City of Lafayette, located at 1271 Redwood Lane, APN 246-060-014.

Introduction
The attached Agreement for Installation and Maintenance of Existing and New Landscaping between Legacy Trust, LLC and the City of Lafayette was a condition of approval for HDP11-07. The attached agreement meets the requirement for approval.

Fiscal Impact
None

Recommendation
Accept Agreement for Installation and Maintenance of Existing and New Landscaping and authorize the City Clerk to accept and record.

Attachment(s)
A. Agreement for Installation and Maintenance of Existing and New Landscaping

Record at the request of City of Lafayette
Return to:
City of Lafayette
3675 Mt. Diablo Boulevard, Suite 210
Lafayette, CA 94549

Roger Richter, Legacy Trust LLC, Property Owner

Roger Richter Managing Member Legacy Trust

AGREEMENT FOR INSTALLATION AND MAINTENANCE OF EXISTING AND NEW LANDSCAPING

THIS AGREEMENT is made this _____ day of _____, _____, between Legacy Trust LLC hereafter referred to as "Property Owner," and the CITY OF LAFAYETTE, a Municipal Corporation, hereafter referred to as "City."

RECITALS

THIS AGREEMENT is based upon the following facts:

1. Property Owner is the owner of real property in the City of Lafayette, 1271 Redwood Lane, (Assessor's Parcel Number 246-060-014) described in Exhibit "A" attached to this Agreement and made a part of it by this reference;

2. On September 25, 2007, the City granted a Hillside Development Permit to the Property Owner in accordance with the zoning ordinance of the City of Lafayette.

3. By the terms of the Hillside Development Permit, the Property Owner is required to install and maintain landscaping in accordance with a plan approved by the City on September 25, 2007, a copy of which is on file in the City Office to which reference is made for further particulars;

4. Both parties recognize that the installation and maintenance of landscaping is an integral part of the Property Owner's plan for development of the property, and is necessary to carry out the purpose and intent of the City's Land Use regulations, and that the development would not have been approved by City without the assurance that this Agreement would be executed by Property Owner.

NOW, THEREFORE, IT IS AGREED BETWEEN THE PARTIES, as follows:

1. PURPOSE. The purpose of this Agreement is to assure (a) installation of the landscaping in accordance with landscape plan previously approved by the City and (b) continued maintenance and care of the existing landscaping.

2. PROPERTY SUBJECT TO AGREEMENT. The property which is the subject of this Agreement is described in Exhibit "A" which is attached to this Agreement and incorporated in it by this reference.

3. CITY PROCEEDINGS. Reference is made to the Design Review Commission proceedings conducted by the City (Planning File No. HDP11-07) and the landscaping plan for the property, a copy of which is on file in the City Offices.

4. LANDSCAPING AS A BENEFIT. Property Owner agrees that the landscaping which he/she is obligated to provide will materially benefit his/her property and is necessary to comply with the 29 condition(s) imposed by the City as a requirement of the development of the property.

5. DUTY TO INSTALL AND MAINTAIN LANDSCAPING. Property Owner agrees to complete the installation of the approved landscaping prior to final building inspection approval, and diligently to maintain and care for the landscaping which he/she installs, using generally accepted methods of cultivation and watering. Property Owner shall maintain that standard care necessary to prevent the landscaping from deteriorating to the extent that its value as landscaping is destroyed.

6. CITY MAY MAINTAIN LANDSCAPING. Property Owner agrees that if he/she fails to meet the standard of maintenance necessary to keep the landscaping in a healthy condition, the City will give written notice of the deficiency to the owner who shall have 20 days to make the necessary correction, and if the correction is not made within 20 days the City may elect to take the steps necessary to assure that the landscaping is maintained and cared for. To do this, the City shall service a notice of its intent to enter the premises for this purpose. The City shall either personally serve the notice upon the Property Owner or mail a copy of it by Certified Mail at the Property Owner's last known address, or as shown on the tax rolls at least 15 days in advance of the date when it intends to enter the premises. For this purpose, the City may enter upon the property and perform such work as it considers reasonably necessary and proper to restore and maintain the landscaping. The City may act either through its own employees or through an independent contractor.

7. CITY'S COSTS OF MAINTENANCE A LIEN. If the City incurs costs in restoring or maintaining the landscaping after following the procedure set forth in Paragraph 6 above, the City shall make demand on the Property Owner for payment, if the Property Owner fails to pay the costs incurred by the City within 30 days of the date demand was made, the City may make the costs a lien upon the real property described in Exhibit "A" by recording a notice that it has incurred expenses under the terms of this Agreement with the County Recorder of Contra Costa County. The notice shall state the fact that the City has incurred the costs under the terms of this Agreement and shall state the amount, together with the fact that it is unpaid, and draws interest at the rate of 7 percent a year until paid.

Roger Richter, Legacy Trust LLC, Property Owner

8. ADDITIONAL REMEDIES. The City may as an alternative to the lien procedure set forth above in Paragraph 7, bring legal action to collect the sums due as the result of making of expenditures for restoration and maintenance of the landscaping. The Property Owner agrees that if legal action by the City is necessary to collect the amount expended by the City, the Property Owner agrees to pay the City a reasonable sum as attorney's fees and court costs, together with interest from the date which is 30 days after the City has given its notice, under Paragraph 6 above.

9. NOTICES. Notice given by each party to this Agreement shall be given to the other party at the address shown below:

Notices to the City shall be addressed to the Planning Services Manager, City of Lafayette, 3675 Mt. Diablo Boulevard, Suite 210, Lafayette, CA 94549. Notices to the Property Owner shall be addressed to him/her at the following address:

Legacy Trust LLC
c/o Roger Richter
377 Castle Crest Road
Alamo, CA 94507

When Property Owner ceases to be the owner, he/she may file with the City a notice to that effect containing the name and address of the new owner and a copy of the deed. Upon doing so, the subsequent Grantee is charged with the obligation under this Agreement.

10. MISCELLANEOUS TERMS AND PROVISIONS:
   (a) If any provision of this contract is adjusted invalid, the remaining provisions of it are not affected.
   (b) Notice to Property Owner shall be considered to have been given to him/her when sent to his/her address above stated.
   (c) This writing contains a full, final and exclusive statement of the contract of the parties.
   (d) Property Owner appoints the City as his/her Attorney-in-fact, to do all acts and things which the City considers necessary to restore or maintain the landscaping approved under the Design Review Commission proceedings.
   (e) If there is more than one signer of this Agreement as Property Owner, their obligations are joint and several.
   (f) The obligations upon the owner signing this Agreement terminates personally as to him/her when he/she conveys his/her interest in the property and files for record with the County Recorder a copy of assignment of this Agreement. In this case the new owner(s) takes title subject to the requirements of this agreement.

11. AGREEMENT ATTACHES TO LAND. This Agreement pertains to and runs with the real property described in Exhibit "A". This Agreement binds the successors in interest of each of the parties to it.

Roger Richter, Legacy Trust LLC, Property Owner

12. CITY MAY REQUIRE ADDITIONAL SECURITY. If upon execution of this Agreement or during the course of performance the City considers that it is necessary to have the Property Owner post additional security to guarantee the performance of his/her obligations, the City may require the Property Owner to post additional security. The City may require either a cash deposit or a surety bond guaranteeing performance, signed by sureties, and in a form deemed satisfactory to the City. The condition of the security shall be that if the Property Owner fails to perform his/her obligations under this Agreement, the City may in the case of a surety bond require the sureties to perform the obligations of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year above written.

CITY OF LAFAYETE:

_____

Mayor, City of Lafayette

ATTEST:

_____

City Clerk

PROPERTY OWNER(S):

Roger Richter, Legacy Trust LLC, Property Owner

NOTE: Property Owner's signature(s) must be notarized on a separate notary sheet. Signatures must match letter-for-letter with printed name on this agreement.

ATTACHMENTS: Exhibit "A" Legal Description

EXHIBIT-A

Order Number: 363360cc
Page Number: 7

LEGAL DESCRIPTION

Real property in the City of Lafayette, County of Contra Costa, State of California, described as follows:

PARCEL ONE:

PORTION OF THE RANCHO ACALANES DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED AS PARCEL ONE IN THE DEED TO THEODORE M. BARCELON, ET UX, RECORDED APRIL 22, 1958, BOOK 3152 OF OFFICIAL RECORDS AT PAGE 87: THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST LINE OF SAID BARCELON PARCEL AS FOLLOWS: SOUTH 17° 18' 5" WEST 128.38 FEET TO A POINT HEREIN DESIGNATED AS "STATION A" SOUTH 8° 12' 33" WEST 45 FEET; SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT TANGENT TO THE LAST MENTIONED COURSE WITH A RADIUS OF 183 FEET, AN ARC DISTANCE OF 107 FEET, SOUTH 41° 42' 33" WEST 103 FEET; SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT TANGENT TO THE LAST MENTIONED COURSE, WITH A RADIUS OF 170 FEET, AN ARC DISTANCE OF 87.53 FEET TO A WEST LINE OF THE PARCEL OF LAND DESCRIBED AS PARCEL ONE IN THE DEED TO WILLIAM D. MCKEE, ET UX, RECORDED AUGUST 5, 1955, BOOK 2586 OF OFFICIAL RECORDS AT PAGE 210, DISTANT THEREON NORTH 12° 12' 33" EAST 148 FEET, FROM THE SOUTHERLY TERMINUS OF THE COURSE GIVEN AS SOUTH "12° 12' 33" WEST, 247.40 FEET", IN SAID DEED TO MCKEE (2586 OR 210); THENCE ALONG SAID WEST LINE AND ALONG A SOUTH LINE OF SAID MCKEE PARCEL (2585 OR 210) NORTH 12° 12' 33" EAST AND NORTH 66° 51' 09" WEST 205.24 FEET TO THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO WILLIAM D. MCKEE, ET UX, RECORDED DECEMBER 5, 1955 IN BOOK 2667 OF OFFICIAL RECORDS AT PAGE 471; THENCE ALONG THE EXTERIOR LINE OF SAID MCKEE PARCEL (2667 OR 471) AS FOLLOWS: SOUTH 2° 15' EAST, 156.79 FEET, NORTH 12° 50' WEST, 51.3 FEET, AND NORTH 2° 15' WEST, 111 FEET TO A SOUTH LINE OF SAID FIRST ABOVE MENTIONED MCKEE PARCEL (2586 OR 210) THENCE NORTH 71° 30' WEST ALONG SAID SOUTH LINE 25 FEET TO A WEST LINE OF SAID MCKEE PARCEL (2586 OR 210); THENCE ALONG SAID WEST LINE NORTH 18° 45' EAST 140 FEET AND NORTH 14° 00' WEST 154.5 FEET TO THE NORTH LINE OF SAID MCKEE PARCEL (2586 OR 210); THENCE SOUTH 89° 15' EAST ALONG SAID NORTH LINE AND ALONG THE DIRECT EXTENSION SOUTH 89° 15' EAST THEREOF, TO A POINT WHICH BEARS NORTH 17° 18' 05" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 17° 18' 05" WEST TO THE POINT OF BEGINNING.

Roger Richter, Legacy Trust LLC, Property Owner

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Contra Costa

On January 16, 2008 before me, Laurie S. Dellar Notary Public,
(Here insert name and title of the officer)

personally appeared Roger Richter,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Laurie S. Dellar
Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Letter re: Agreement re-landscaping maintenance, City of Lafayette
(Title or description of attached document)
(Title or description of attached document continued)

Number of Pages 1 Document Date 1-16-08

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document